

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has: Mains Drainage, Mains Electric, Mains Water

HEATING: Shared Metered LPG Gas

TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/02/25/OK EJJ

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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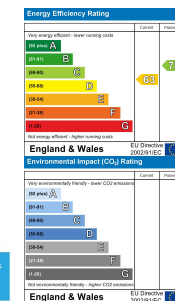


29 Gorse Close, Cuffern, Haverfordwest, Pembrokeshire, SA62 6HR

- Semi Detached Dormer Bungalow
- Beautifully Presented
- Detached Garage And Parking
- No Onward Chain
- Vaulted Ceilings
- Three Bedrooms
- Sought After Location
- Lawned Garden To Rear
- Metered LPG Gas Heating
- EPC Rating: D

£260,000

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The Agent that goes the Extra Mile





A beautifully presented semi-detached bungalow with vaulted ceilings situated in the rural village of Cuffern.

The accommodation comprises of entrance porch, living room, kitchen/diner, Three bedrooms, and bathroom. The property benefits from gas central heating and double glazing, with solid oak doors throughout.

Externally to the front, there is a lawned garden which extends as far as the road to the side, there is a gavelled parking area, and a driveway which leads to the garage. To the rear is a garden mainly laid to lawn which is bordered by a Pembrokeshire bank and hedge.

This property has the appeal of no onward chain and would suit as either a family home or a second home/holiday let investment.

The property is located on a scenic lane between Roch and Cuffern, and around 3.5 miles from Newgale, one of the best-known Blue Flag sandy beaches in West Wales, with its 2 miles of beach and wonderful surf. It lies halfway between the county town of Haverfordwest and the beautiful cathedral city of St. Davids. Haverfordwest has a wide range of amenities, including a mainline train station, hospital, sixth-form college, schools, cinema, and leisure facilities. The village of Roch, just a couple of miles away, has a junior school, church, and pub, whilst St Davids and Solva both have a wide array of cafes, restaurants, shops, and art galleries. The stunning scenery of the Pembrokeshire Coast National Park is on your doorstep and provides endless opportunities for walking and enjoying the flora and fauna of the area, whilst a myriad of sporting activities can be enjoyed either on the beach, sea, or golf course.



DIRECTIONS

DIRECTIONS: From our office in Haverfordwest proceed out on the St Davids Road (A487) continuing for approx 6 miles into the village of Roch. Upon entering the village turn right at the crossroads, proceed through the village past the Castle and out of the village. Continue down the hill and up the other side taking the 2nd right sign posted Simpson Cross. Then take first left into Eastmoor Park, follow the road round to the right past Fir Tree Close, and Gorse Close will be round on the left hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.